



# City of Seattle Preliminary Assessment Report

December 23, 2011

This report represents a preliminary determination of project requirements from various city departments. The report is based on project characteristics that you identified on the Site Plan and the Preliminary Application Form, and on your Pre-Application Site Visit (PASV). The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. This coordinated list of requirements and decisions is a reference for creating a more complete submittal package to reduce the need for correction cycles that delay permit approval. The information in this report can also be used to develop a Street Improvement Plan (SIP) application for submittal to SDOT (see SDOT Client Assistance Memos 2200, 2201, 2211, 2212, 2213, and 2214).

**Note:** A preliminary assessment is being conducted on all land use projects as well as new construction projects. If you have a building project associated with your land use project, the preliminary assessment will not be repeated on the building project.

**The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.**

- Street use permits are required for all work in the right-of-way (see SDOT Client Assistance Memo 2100).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- If an SIP is required, SDOT must approve your 60% complete SIP before DPD construction intake (see Client Assistance Memos 2200, 2206, 2209, 2211, 2213, and 2214).

Project Summary			
<b>AP/Project No.</b>	3012954	<b>Ground Disturbance</b>	Y
<b>Application Template</b>	PRJ	<b>PASV Required This Permit</b>	Y
<b>Application Type</b>	DISCRETIONARY LAND USE ACTION	<b>Date PASV Completed</b>	12/12/11
<b>Category</b>	COMMERCIAL	<b>PASV Done Under</b>	
<b>DPD Review Type</b>	FULL C	<b>Permit Remarks</b>	
<b>Address</b>	2001 W Garfield St		
<b>Location</b>			
<b>Zoning</b>		<b>Applicant</b>	TERRY SMITH 201 S JACKSON ST #512 SEATTLE WA 98104 (206) 263-6453
<b>King County APN</b>	<a href="#">7666201516</a>		
<b>Permit Status</b>			
<b>Description of Work</b>	Utility service project (west yard of Terminal 91). Construct an underground storage tank (19,800 sf) to control combined sewer and storm water overflows, above-ground ancillary building (2800 sf) for related mechanical and electrical equipment, and relating influent and discharge pipes	<b>Applicant Email</b>	<a href="mailto:TERRYL.SMITH@kingcounty.GOV">TERRYL.SMITH@kingcounty.GOV</a>
		<b>Linked AP/Project Nos.</b>	
<b>SDOT Project No</b>			

For detailed zoning information, click the King County APN number above, or visit <http://web1.seattle.gov/dpd/parceldata/> to find zoning details about your address.

## Pre-Application Site Visit (PASV) Report

**Contact:** Roger E Moore, (206) 733-9039, [Roger.Moore@seattle.gov](mailto:Roger.Moore@seattle.gov)

PASV report requirements may be subject to additions, changes, or modifications by the department. The purpose of the report is to alert the applicant that there may be unusual or complex site conditions that trigger requirements from the department regarding this project. **The applicant is responsible for providing all required documents at the intake appointment.** If you have questions about this report or the PASV process, please contact the DPD Site Development Team at (206) 684-8860.

**Note:** Any project application associated with the development site can utilize the results from this PASV if the application is accepted by DPD within 18 months of the above inspection date. After 18 months, the applicant must apply for another PASV. No extensions will be granted.

The site plan did not include the following existing or proposed elements:

- 1) Existing contours at 2'-0" intervals and/or spot elevations that indicate site topography.

### ECA Mapping Unit and Type

This project site appears to include the following ECAs and/or buffers:

Liquefaction  
Flood prone  
Landfill  
Shoreline habitat

### Earth Disturbance

If excavation has the potential to encroach on adjacent property in order to facilitate construction activity, please provide documentation of consent from the adjacent property owner. Show area of proposed encroachment on the submitted drawings and detailed cross-sections.

If temporary cuts greater than 1h:1v will be required in order to facilitate construction activity, please provide a geotechnical engineer's verification that soil conditions allow cuts to stand unsupported. Include detailed cross sections.

Please show all existing and proposed retaining walls/rockeries and the exposed height.

If shoring will be required, please provide submittals by geotechnical and structural engineers and show the proposed system on the submitted drawings. Include detailed cross sections.

### Existing ROW Conditions

#### W MARINA PL

Street conditions:

Asphalt paving

Visible pavement width is: 22 LF on north, & 36 LF on west side.

Curb conditions:

Curb adjacent to site

Concrete

Approximate curb height: 6 inches

A storm inlet does not appear to be located <350 ft from the site and prior to crossing a public right of way.

#### 23RD AVE W

### Potential Impacts to Seattle Parks Property

Project abuts a park or park boulevard.

Park within 100 LF

### Tree Protection

Existing trees appear to be shown accurately on the site plan

### Construction Stormwater Control

All projects with earth disturbance, regardless of size, require temporary and permanent stormwater control in accordance with the Construction Stormwater Control (CSC) Technical Requirements Manual (DR 16-2009, Volume 2). The CSC Best Management Practices (BMPs) noted below can be found in the Construction Stormwater Control Technical Requirements Manual, available online and from DPD's Public Resource Center.

#### Show the following on the CSC/Post Construction Soil Amendment Plan:

Place compost socks, compost berms, filter fabric fencing, straw bales, straw wattles, or other approved perimeter control BMPs to eliminate construction stormwater runoff.

Show the location of a stabilized construction access to the site; show methods to eliminate uncontrolled conveyance of mud and dirt into the right of way (ROW).

Cover bare soil with compost blankets, straw, mulch, matting, or other approved equal to control construction stormwater runoff.

Cover stockpiles and bare slopes with compost blankets, tarps, matting or other approved equal to control construction stormwater runoff.

A First Ground Disturbance inspection is required before any ground disturbance related to this permit, including demolition, tree cutting, clearing, grubbing, and grading. After your permit is issued, schedule an inspection by calling (206) 684-8900 or online at: <http://web1.seattle.gov/DPD/InspectionRequest>

### Inspectors Notes

Include earthwork calculations with submittal. Indicate total cut quantity and total fill/backfill quantity.

### Standard Submittal Requirements for Projects in an ECA

Provide a topographic survey with 2-foot contours on and within 25-feet of the property, stamped by a licensed land surveyor (see SMC 25.09.330A)

Delineate the clearing limits on the site plan

Site is mapped as liquefaction prone. Geotechnical report and/or structural calculations are required to address liquefaction potential and, if needed, mitigation (see SMC 25.09.100)

Site is located within the 100-year flood hazard area. Refer to SMC 25.09.120 and SMC 25.06 as well as the Floodplain provisions of the Seattle Building Code or Seattle Residential Code for details. The lowest floor elevation of any structure located in a flood-prone area shall be no less than 2 feet above the 100-year flood elevation. For projects adjacent to Puget Sound (Puget Sound floodprone area), the minimum base flood elevation (BFE) is 10 feet - National Geodetic Vertical Datum.

Site is mapped as being within 1,000 feet of a methane producing landfill. Report required by a licensed engineer to provide requirements to mitigate methane accumulation in enclosed spaces

Show 100-foot shoreline habitat buffer. All residences must be 25-feet or more from the ordinary high water mark (OHWM). See SMC 25.09.200

## Seattle City Light Requirements

**Contact:** Ray Ramos, (206) 615-1193, [ray.ramos@seattle.gov](mailto:ray.ramos@seattle.gov)

### Street/Alley Requirements

#### W MARINA PL

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10/NDK-50, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122).

#### 23RD AVE W

Underground electrical facilities/conductors require separation from other utilities. Review SCL Construction Guideline U2-10/NDK-50, Electrical Conduit and Facilities in the Public Rights of Way (<http://www.seattle.gov/Light/engstd/>). Before digging, contact the Utilities Underground Location Center ("one-call") at (800) 424-5555 two business days in advance to locate and mark underground utilities, per state law (RCW 19.122). There are underground electrical lines for streetlighting along 23rd Ave W.

### Notes to Applicant

If a new electrical service is needed, please contact the SCL Electrical Service Engineer, Abdi Yussuf, at 206-684-0121, several months before new service is required to determine your electric service design, service location and what kind of service is available at the building site. An Application for Electrical Service must be submitted to Seattle City Light. Be advised that it is the applicant's responsibility to seek guidance from SCL should the scope of the project change. Failure to contact SCL at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## DPD Drainage Requirements

**Contact:** Joseph P Berentsen, (206) 684-8613, [Joe.Berentsen@seattle.gov](mailto:Joe.Berentsen@seattle.gov)

The following requirements are based on the current stormwater and side sewer codes.

### Existing Public Drainage Infrastructure

Sanitary sewer main location: On Site Private Main

Sanitary sewer main size: 8" Diameter

Storm drainage main location: 23rd Ave. W.

Storm drainage main size: 18" Diameter

## Drainage

The drainage point of discharge (SMC 22.805.020) is located at: Public storm drain system.

## Flow Control Compliance

All new, replaced, and disturbed topsoil shall be amended with organic matter per rules promulgated by the Director prior to completion of the project to improve onsite management of drainage water flow and water quality per SMC 22.805.020.E. Refer to CAM 531, Post Construction Soil Management. For projects with 5,000 square feet or more of new plus replaced impervious surface, a comprehensive drainage control plan and construction stormwater control plan shall be prepared by a licensed engineer.

Parcel-based projects with 7,000 square feet or more of land disturbing activity or 2,000 square feet or more of new plus replaced impervious surface must implement green stormwater infrastructure to infiltrate, disperse, and retain drainage water onsite to the maximum extent feasible without causing flooding, landslide, or erosion impacts per SMC 22.805.020.F. Refer to Director's Rule 17-2009 - Stormwater Manual Vol. III - Stormwater Flow Control and Water Quality. Submit a GSI Calculator. For more information, refer to: <http://www.seattle.gov/dpd/Codes/StormwaterCode/Overview/default.asp>

## Water Quality

No requirements

## Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 4-2011) is located at the following: Public storm drain system.

## DPD Land Use Code Requirements

**Contact:** Lucas J DeHerrera, (206) 615-0724, [lucas.deherrera@seattle.gov](mailto:lucas.deherrera@seattle.gov)

## Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

### W MARINA PL

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

### 23RD AVE W

Based on the documents provided, no street improvements are required per SMC 23.53.015 and SMC 23.53.006

## Land Use

Based on the project scope. SEPA may be required. See DPD Director's Rule 17-2008 for more details (<http://web1.seattle.gov/dpd/dirrulesviewer/>).

A shoreline substantial development permit is required, unless the project qualifies for a specific exemption from the Shoreline Master Program. See CAM 209 and 209A for more details. Application and decision on the exemption must be made before submission of an application.

Other Requirements: SEPA for conditioning by DPD of KC's DNS if DNS was the SEPA determination.

## SDOT Requirements

**Contact:** Joel Prather, (206) 615-0772, [joel.prather@seattle.gov](mailto:joel.prather@seattle.gov)

Based on the information provided at this time, it appears that no street improvements are **required**. All work in the right-of-way requires a permit. Therefore, if you are planning discretionary improvements you should contact SDOT as soon as possible. Be advised that it is the applicant's responsibility to seek guidance from SDOT Street Use should the scope of the project change, or should the applicant become aware of proposed construction in the ROW. Failure to contact SDOT at your earliest convenience could severely impact your project's scope, schedule and budget. This responsibility rests solely with the applicant.

## SPU Requirements

**Contact:** Steve Resnick, (206) 233-7234, [ResnicS@seattle.gov](mailto:ResnicS@seattle.gov)

### Water Availability

**Contact:** SPU Water

Your water availability assessment has been approved.

Water Availability Certificate reference number: 20111038

Water Availability Certificate status: Approved with No Changes

Prepared by: Melissa Hill

### Existing Water System Information

Proximity of nearest fire hydrant is: 240 feet SW of property. Meets standards.

Water Main:

Size: 12 inches	Material: Cast Iron	Class: D
- Standard		

Water Main is available to serve in: W Garfield Street

Distance of main to S margin of street is 20 feet.

Public ROW width is 100 feet.

Water Service(s):

Size: 10"	Material: Ductile Iron
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For all multifamily, commercial, and industrial properties, the requirements for solid waste storage and pickup are outlined in SPU CAM 1301, available on the web at:

[http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos\\_004542.pdf](http://www.seattle.gov/util/stellent/groups/public/@spu/@csb/documents/webcontent/cos_004542.pdf). For questions about solid waste requirements, contact Liz Kain, (206) 684-4166, [Liz.Kain@seattle.gov](mailto:Liz.Kain@seattle.gov).

### Other Requirements

## Other Requirements

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7979.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

## Applicant Next Steps

For questions on the permit application process, please contact the Applicant Services Center (ASC) at 206-684-8850.

1. Review the requirements in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal (available on the DPD website) for additional information.
3. If a SIP is required, **DPD will not accept your application until your 60% complete SIP plans have been approved by SDOT.**
4. Information on requirements for Electric Service Connection (RESC), electric service applications, guidelines and other services can be found on Seattle City Light's website (<http://www.seattle.gov/light/newconstruction/>). Contact an Electric Service Representative for your electrical service design and connection questions:  
North of Denny Way (206) 615-0600  
South of Denny Way (206) 386-4200

Large Commercial & Industrial (206) 233-7177  
Service Applications (206) 233-APPS (2777)

5. If you have additional questions or need additional information, you may request a pre-submittal conference. Call (206) 684-8850 or go to DPD's website ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permits/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permits/default.asp)).
6. When all issues have been addressed, you may schedule an intake appointment with DPD. **Please bring a copy of this report to your intake appointment.**

The requirements and determinations in this report are based on the details provided by the applicant on the preliminary application form and site plan submitted to DPD. If the scope of your proposed project changes before your DPD intake appointment or SDOT SIP application, the requirements in this report are subject to change. If there are municipal code and ordinance changes prior to your DPD intake, the project must meet the new code requirements. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.